051.0	0001	0005.0	1 of 2	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,700 / 1,119,700
					USE VALUE:	903,700 / 1,119,700
					ASSESSED:	903,700 / 1,119,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEDLUND PETER/MAILE
Owner 2:	
Owner 3:	
Street 1:	10 CENTRAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YOUNG LOUISE Z -
Owner 2:	-
Street 1:	10 CENTRAL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,788 Sq. Ft. of land mainly classified as Multi-House with a Multi-Conver Building built about 1875, having primarily Aluminum Exterior and 2693 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	4788.000	509,200		394,500	903,700
Total Card	0.110	509,200		394,500	903,700
Total Parcel	0.110	725,200		394,500	1,119,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.60 | /Parcel: 302.0

Legal Description

User Acct 35349

GIS Ref

GIS Ref

Insp Date 11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 051.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	109	FV	725,200	0	4,788.	394,500	1,119,700	1,119,700	Year End Roll	12/18/2019
2019	109	FV	618,500	0	4,788.	394,500	1,013,000	1,013,000	Year End Roll	1/3/2019
2018	109	FV	618,500	0	4,788.	264,900	883,400	883,400	Year End Roll	12/20/2017
2017	109	FV	581,300	0	4,788.	253,600	834,900	834,900	Year End Roll	1/3/2017
2016	109	FV	581,300	0	4,788.	231,100	812,400	812,400	Year End	1/4/2016
2015	109	FV	488,100	0	4,788.	186,000	674,100	674,100	Year End Roll	12/11/2014
2014	109	FV	488,100	0	4,788.	166,300	654,400	654,400	Year End Roll	12/16/2013
2013	109	FV	506,800	0	4,788.	157,800	664,600	664,600		12/13/2012

!4255!

PRINT

Date	Time
12/10/20	19:18:00

LAST REV

Date	Time
10/09/19	10:38:58
apro	
4255	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG LOUISE Z	45254-57		5/26/2005	Family	710,000	No	No		
	9651-73		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	35349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	674	Inter Fi	59,154					reno Kitch and 1/2
12/3/2013	1782	Solar Pa	22,280	C				
4/2/2008	302	Manual	1,200					replace and expand
10/18/2006	900	Renovate	50,000			G8	GR FY08	
10/19/1992	522	Manual	900					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	CC	Chris C
11/12/2018	MEAS&NOTICE	CC	Chris C
2/6/2014	Info Fm Prmt	EMK	Ellen K
7/24/2005	MLS	HC	Helen Chinal
1/31/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
12/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		4788		Sq. Ft.	Site		0	70.	1.18	11									394,547						394,500	

Total AC/HA: 0.10992 | Total SF/SM: 4788 | Parcel LUC: 109 | Multi-House | Prime NB Desc: ARLINGTON | Total: 394,547 | Spl Credit | Total: 394,500

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	4
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.06786883
Const Adj.:	1.00739920
Adj $ / SQ:	172.123
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625590
Depreciation:	116360
Depreciated Total:	509230

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

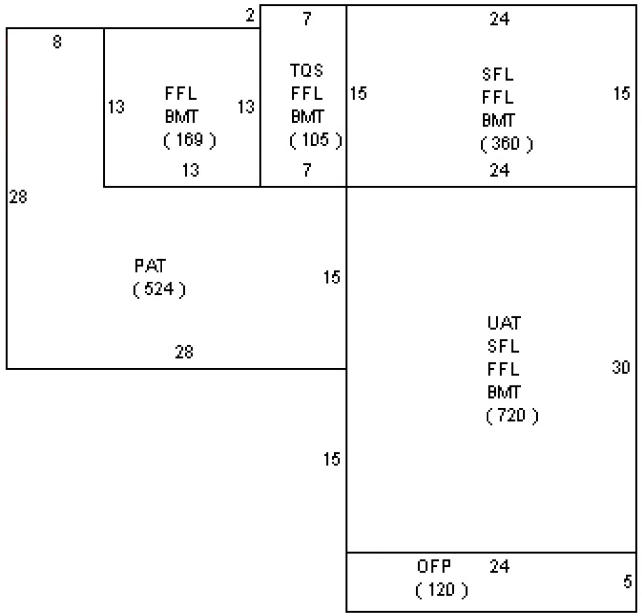
No Unit	RMS	BRS	FL
2	8	3	
Totals			
2	16	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.12
Special Features:	0	Val/Su Net:	108.55
Final Total:	509200	Val/Su SzAd	202.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,354	51.640	69,916
FFL	First Floor	1,354	172.120	233,055
SFL	Second Floor	1,080	172.120	185,893
PAT	Patio	524	2.990	1,565
UAT	Upper Attic	180	113.600	20,448
OFP	Open Porch	120	30.470	3,657
TQS	3/4 Story	79	172.120	13,555
	Net Sketched Area:	4,691	Total:	528,089
Size Ad	2512.75	Gross Are	5257	FinArea 2693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 051.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	

051.0	0001	0005.0	2 of 2	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 216,000 / 1,119,700
					USE VALUE: 216,000 / 1,119,700
					ASSESSED: 216,000 / 1,119,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEDLUND PETER/MAILE
Owner 2:	
Owner 3:	
Street 1:	10 CENTRAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,788 Sq. Ft. of land mainly classified as Multi-House with a Multi-Conver Building built about 1900, having primarily Aluminum Exterior and 1014 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.000	216,000			216,000
Total Card	0.000	216,000			216,000
Total Parcel	0.110	725,200		394,500	1,119,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 213.02 | /Parcel: 302.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 35349
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!4255!

PRINT

Date	Time
12/10/20	19:18:03

LAST REV

Date	Time
10/09/19	10:39:43

apro

USER DEFINED

Prior Id # 1:	35349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4255

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	CC	Chris C
4/6/2009	Measured	345	PATRIOT
1/31/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		0	0	Sq. Ft.	Site		0	0.	0.00	11																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 109 | Multi-House | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	2	Total:	4
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.35000002
Const Adj.:	0.98490000
Adj $ / SQ:	212.738
Other Features:	97357
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313074
Depreciation:	97053
Depreciated Total:	216021

COMMENTS

CRAWL SPACE FOR BMT,, OF=SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

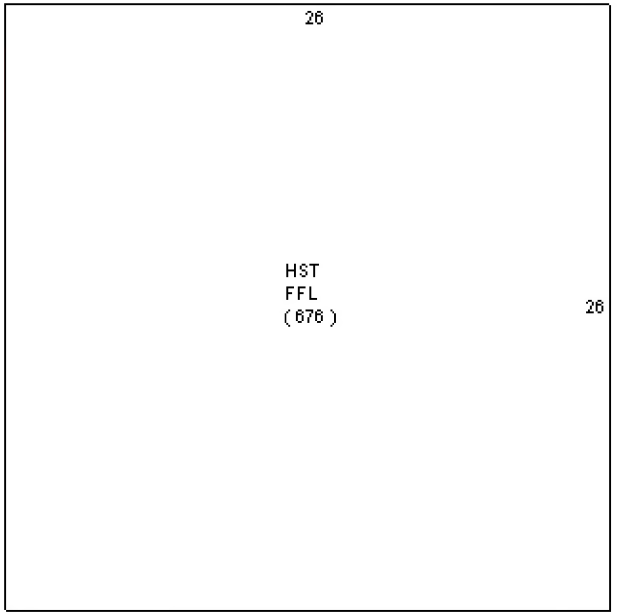
No Unit	RMS	BRS	FL
1	1	1	
1	3	1	
Totals			
2	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	212.74
Special Features:	0	Val/Su Net:	213.02
Final Total:	216000	Val/Su SzAd	213.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	676	212.740	143,811
HST	Half Story	338	212.740	71,906

Net Sketched Area:	1,014		Total:	215,717	
Size Ad	1014	Gross Are	1352	FinArea	1014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

051.0-0001-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	2000	0.00	T	15.2	104						

Sample output to test PDF Combine only

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc